012.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,800 / 926,800
					USE VALUE:	926,800 / 926,800
					ASSESSED:	926,800 / 926,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIMMERMAN KENNETH E
Owner 2:	ZIMMERMAN ELISABETH M
Owner 3:	
Street 1:	31 PUTNAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZIMMERMAN KENNETH E -
Owner 2:	ZIMMERMAN ELISABETH M -
Street 1:	31 PUTNAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,384 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2348 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8384.000	356,000		570,800	926,800
Total Card	0.192	356,000		570,800	926,800
Total Parcel	0.192	356,000		570,800	926,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.72 | /Parcel: 394.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	9724
GIS Ref	
GIS Ref	
Insp Date	02/07/18

!1214!

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,000	0	8,384.	570,800	926,800	926,800	Year End Roll	12/18/2019
2019	101	FV	269,800	0	8,384.	738,700	1,008,500	1,008,500	Year End Roll	1/3/2019
2018	101	FV	268,900	0	8,384.	470,100	739,000	739,000	Year End Roll	12/20/2017
2017	101	FV	268,900	0	8,384.	429,800	698,700	698,700	Year End Roll	1/3/2017
2016	101	FV	268,900	0	8,384.	349,200	618,100	618,100	Year End	1/4/2016
2015	101	FV	262,300	0	8,384.	349,200	611,500	611,500	Year End Roll	12/11/2014
2014	101	FV	262,300	0	8,384.	318,300	580,600	580,600	Year End Roll	12/16/2013
2013	101	FV	262,300	0	8,384.	302,900	565,200	565,200		12/13/2012

PRINT

Date	Time
12/10/20	16:52:30

LAST REV

Date	Time
03/29/19	10:13:52
mmcmakin	
1214	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONGE ST. JOHN	1220-55		4/18/2000		394,000	No	No		
SMITH IRIS G	1180-73		11/21/1997		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	9724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2018	76	New Wind	3,400	C				
9/9/2009	816	Re-Roof	5,750					
9/17/2003	840	Renovate	16,047			G6	GR FY06	CONVERT GAR TO DEN

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2018	Inspected	BS	Barbara S
11/9/2017	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	189	PATRIOT
8/4/2005	Inspected	BR	B Rossignol
8/5/2000	MLS	MM	Mary M
9/27/1999	Meas/Inspect	263	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8384		Sq. Ft.	Site		0	85.	0.80	2									570,789						570,800	

Total AC/HA: 0.19247 | Total SF/SM: 8384 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 570,789 | Spl Credit | Total: 570,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18462324
Const Adj.:	1.01189888
Adj $ / SQ:	149.840
Other Features:	94848
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437358
Depreciation:	81349
Depreciated Total:	356009

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

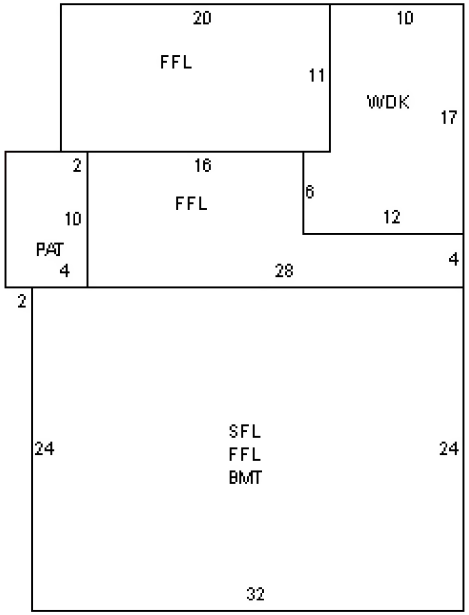
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.84
Special Features:	0	Val/Su Net:	119.70
Final Total:	356000	Val/Su SzAd	181.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	149.840	179,208
BMT	Basement	768	59.560	45,743
SFL	Second Floor	768	149.840	115,077
WDK	Deck	182	11.630	2,117
PAT	Patio	60	6.070	364
	Net Sketched Area:	2,974	Total:	342,509
Size Ad	1964	Gross Are	2974	FinArea 2348

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	